


**Poppy Way, Gislingham, Eye IP23 8LA**

Offers in the Region of

**£575,000**

Whittley Parish

**Bedrooms: 5 | Bathrooms: 3 | Receptions: 2**

- Immaculately presented detached home located on sought after development
- Five double bedrooms with principal and second benefitting from en-suite facilities
- Modern open plan kitchen diner creating a real 'heart of the home' feel
- Spacious living room
- Office space
- Private rear garden
- Ample parking
- Modern family bathroom
- Within catchment area for sought after primary and secondary schools

Gislingham, situated on the north Suffolk borders, has long been a desirable location thanks to its proximity to the stunning Waveney Valley and picturesque countryside. It retains a strong local community supported by good infrastructure, including a shop, village hall, and an historic church with an active congregation and dedicated bellringers. Gislingham CE Primary School is part of the very successful Tilian Multi-Academy Trust, and the village lies within the catchment area of the sought-after Hartismere School. For additional amenities, the historic market town of Diss is just 10 miles to the north, offering an excellent range of facilities along with a mainline railway station providing regular, direct services to London Liverpool Street and Norwich.

Tucked away at the rear of a small private cul-de-sac within the highly sought-after Lovells development, this immaculately presented detached family home enjoys an attractive position overlooking a spacious central green and is surrounded by similarly appealing properties.

The ground floor offers well-balanced and versatile accommodation, including a dedicated home office and a generous living room with double doors opening into the impressive open-plan kitchen/dining room. Undoubtedly the heart of the home, this bright and modern space features bi-fold doors leading out to the sizeable rear garden, creating the perfect setting for summer entertaining, alfresco dining, or children to play. Adjoining the kitchen is a practical utility room, created through the partial conversion of the double garage. The ground floor is completed by a convenient cloakroom with WC and wash basin. To the first floor are five double bedrooms, with the principal suite being a particular highlight. Offering generous proportions, built-in wardrobes, and a stylish en-suite shower room with WC and wash basin, it provides an ideal retreat. Bedroom two is equally impressive and benefits from a separate dressing area, making it an excellent space for a teenager or guest suite.















This room also enjoys its own en-suite shower room with WC and wash basin. The remaining three double bedrooms are served by a modern family bathroom comprising a bath with shower over, WC, and wash basin.

Externally, the property continues to impress with a garage and a substantial driveway providing comfortable off-road parking for up to three vehicles.

**AGENTS NOTE**: There is an annual charge towards the green space maintenance of approx £346.

**ENTRANCE HALL**:

**LIVING ROOM**: - 5.23m x 3.68m (17'2" x 12'1")

**KITCHEN/DINER**: - 3.45m x 8.25m (11'4" x 27'1")

**UTILITY**: - 1.57m x 2.24m (5'2" x 7'4") & 4.80m x 1.80m (15'9" x 5'11")

**WC**: - 1.02m x 1.98m (3'4" x 6'6")

**OFFICE**: - 3.05m x 2.24m (10'0" x 7'4")

**FIRST FLOOR LEVEL - LANDIN**G:

**BEDROOM**: - 2.97m x 6.02m (9'9" x 19'9")

**EN-SUITE**: - 1.88m x 2.46m (6'2" x 8'1")

**BEDROOM**: - 2.31m x 2.92m (7'7" x 9'7")

**DRESSING ROOM**: - 2.31m x 3.71m (7'7" x 12'2")

**EN-SUITE**: - 2.03m x 1.93m (6'8" x 6'4")

**BEDROOM**: - 4.70m x 3.25m (15'5" x 10'8")

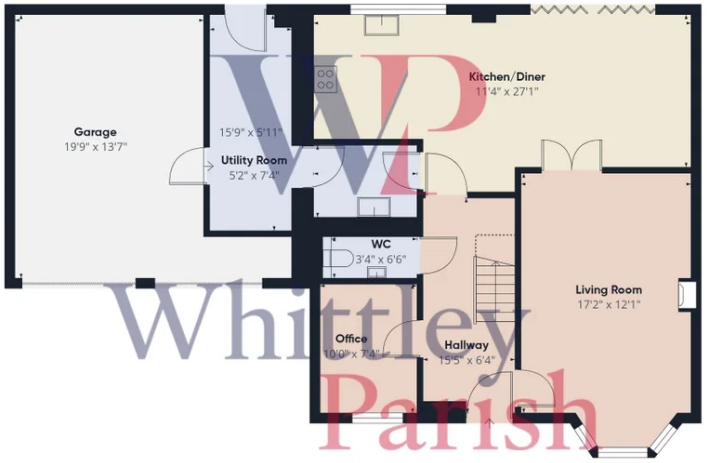
**BEDROOM**: - 4.04m x 2.67m (13'3" x 8'9")

**BEDROOM**: - 2.92m x 3.17m (9'7" x 10'5")

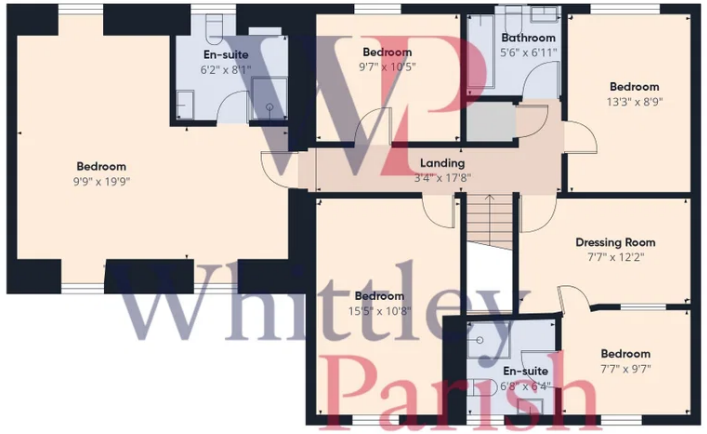
**BATHROOM**: - 1.68m x 2.11m (5'6" x 6'11")

**GARAGE**: - 6.02m x 4.14m (19'9" x 13'7")

**SERVICES**:
Drainage -mains
Heating - air source
EPC Rating B
Council Tax Band E
Tenure - freehold




Floor 0




Floor 1

**Approximate total area**(1)

2210 ft²

**Reduced headroom**

13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360










## Viewing Arrangements

Strictly by Appointment
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